

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Board of Directors Business Meeting
Minutes
May 20, 2024

Upon duly noticing the Homeowners by posting notice with agenda in the common area, the Board of Directors Business Meeting was held virtually via zoom.com Zoom.com. Homeowners are encouraged to attend and participate during the Open Forum of the meeting. There are laws which limit the Board to discuss only what is on the agenda. The Board may need to advise that your item will be added to the next meeting agenda for discussion. Once the Open Forum is closed, Homeowners are allowed to observe the Board Business but are not allowed to participate nor interrupt the Board. There is no audio/video recording allowed during the meeting.

The Board of Directors represented were:

Jan Piper – President

Andre Ide – Vice President

Nicolas Diaz– Secretary- absent

Matthew Froelich – Treasurer

Timothy Klega – Director

Barby Young, CMCA, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance, a quorum of the Board was obtained and the meeting was called to order at 7:05 pm by the Chair.

Executive Session Meeting disclosure

April 15, 2024: With four of the five Directors in attendance, a quorum of the Board was obtained and the meeting was duly called to order at 6:10 pm by the Chair. The Board approved the meeting minutes dated March 18, 2024, with corrections, by majority vote. The Board reviewed the delinquencies, approved requested payment plans, and requested accounts to be forwarded to collections. There being no further business to come before the Board, the meeting was adjourned at 7:03 p.m. to reconvene in the previously scheduled and announced Business Meeting.

Approval of Minutes

By majority vote the Board approved the meeting minutes dated April 24, 2024, as presented. One Director abstained.

Approval of Financials

April 2024 financials were not received.

Unfinished Business

The Board unanimously approved the bid from Griffin Pest Management for #308 balcony in the amount of \$2,400.

The Board reviewed the bid from Standard Roofing for roof overlay in the amount of \$205,111 and request second bid ADCO Roofing.

The Board unanimously approved the reserve study bid from Advanced Reserve Solutions Inc. for onsite with pictures.

The Board reviewed the bid from Griffin Pest Management to spray for roaches in the units and requested to confirm with other companies if there are other ways to spray that does not require as much from the resident.

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Unfinished Business continued

Approval for reserves to reimburse Operating Account in the total amount of \$24,143.88 – The board unanimously approved to reimburse the operating account in the total amount of \$24,143.88, as follows:

Charter Communications	\$393.10	4450	\$18,176.00	Plumbing
City of Signal Hill (water/sewer)	\$2,600.60	4457	\$2,700.00	Gate
Nutech Fire Alarm	\$480.00	4460	\$4,550.00	Roof
SoCal Edison	\$1,567.95	4470	\$5,225.00	Other
Spectrum	\$3,065.47	4490	\$1,600.00	Elevator
Total	\$8,107.12	Total	\$32,251.00	
			-\$8,107.12	(Minus utilities)
			\$24,143.88	Reimburse Operating

The Board reviewed the invoices from Comet Lighting Invoice(s) and unanimously agreed to table all of the invoices until the invoiced work has been completed. There continues to be lights out in the common area at night, lights on during the day, missing lamps, etc. Board to schedule a walkthrough with Comet and show them what continues to be needed.

- i. Invoice #38602 - \$419
- ii. Invoice #38677 - \$15
- iii. Invoice #38721 – 141.67
- iv. Invoice #38807 - \$105.33

New Business

b. Organics bin – EDCO needs to provide all of the information for the Association to be compliant – to date nothing has been provided.

Common area Light maintenance bids continue pending receipt.

The Board unanimously approved for Director Klega to purchase a total of 4 new pool area umbrellas, and stands, total cost not to exceed \$500.

Pool furniture was discussed and the Board believes there may be additional furniture located in the Association’s cage.

The Board requested anti-trespassing bid as well as a bid to repair a wobbly handrail. Board was unavailable to meet with contractors onsite. Greystone inspected recently and a bid is forthcoming.

Notice to Membership of seat coming available soon.

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 8:01 pm by the Chair.

Respectfully presented by
 Barby Young CMCA AMS - Paragon Equities